

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 27, 2009

Chairman Palmer called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn.

Roll Call:

Mr. Busa	Absent
Mr. Custodio	Present
Mr. DelDuke	Absent
Mr. Lawrence	Present
Councilman Mercado	Absent
Mrs. Musser	Present
Mrs. Schulman	Present
Mr. Vizoco	Present
Mayor Rau-Hatton	Absent
Chairman Palmer	Present

Mr. Lawrence was seated for Mr. Busa.

Also present is Michael McKenna, Esq. who sworn in the Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

There were no minutes for memorialization.

Resolutions for Memorialization

There were no resolutions for memorialization.

Applications for Review

Larry Waetzman, AICP, PP

**Housing Element & Fair Share Plan
Update**

Mr. Waetzman provided a brief update of the Housing Element & Fair Share Plan submission to the Council On Affordable Housing (COAH). Mr. Waetzman discussed with the Board the proposal from the Ingerman Group to purchase the Lakewood Manor Apartments, which comprises an existing 68 units with a proposed Payment In Lieu Of Taxes (PILOT). Mr. Waetzman also discussed a proposal from Newman Gloucester Associates to develop the parcel behind Lowe's from an age-restricted residential development into nonage-restricted affordable housing.

A discussion followed on proposed legislation to remove the requirement for a developer fee for nonresidential development of 2.5 percent of the equalized assessed value of projects. Mr. Lechner emphasized the impact of removing the developer fee but not removing the obligation to municipalities.

Mrs. Musser inquired and a discussion ensued on the status of COAH with the many pending municipal lawsuits.

Mr. Custodio and Mr. Vizoco both briefly discussed their concerns with PILOTS and potential adverse impacts to school districts.

The Board again discussed the Ingerman Group proposal and need for tax credits and a PILOT.

Mrs. Schulman inquired on the "sense" of the Board regarding the proposals and a discussion followed to continue with the application petition for substantive certification and consider proposals from affordable housing providers without any commitment from the Board.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

#051130PSPCF

Lakeview Realty investment Assoc., L. P.

Zoned: APT

Administrative Amendment

Block: 4402, Lots 10 and 10.01

Laundromat & Fitness Center

Appearing before the Board is Jennifer Fowler, Esq. attorney for the Applicant. Ms. Fowler provided a description of the project and request to remove the fitness center component, which has been upgraded at its existing location. Mr. Lechner indicated the request is for Board approval of an administrative amendment to revise the sidewalk location and line-striping of the area, which is already paved.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Custodio made a motion to approve and, seconded by Mr. Vizoco.

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081130M

Rigoberta Santacruz

Zoned: BWRD

Minor Subdivision

Block: 11704, Lots 4 and 5

Appearing before the Board is Mr. Sufrin, Esq. attorney for the Applicant. Mr. Sufrin provided a description of the project, which includes re-subdivision of the property in accordance with an approved redevelopment agreement. A discussion followed on the location of the property and access to the proposed lot for development. Mr. Lechner further clarified that many of the proposed subdivision plan elements such as the building setback, no access from Church Street, an access easement from Indiana Avenue, and handicapped access ramps at the intersection of Church Street and Indiana Avenue were requirements from his review before the Redevelopment Entity to ensure compliance with the Blackwood West Redevelopment Plan.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Lawrence made a motion to approve and, seconded by Mrs. Schulman.

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

The Board recessed at 8:30 PM

The Board returned at 8:38 PM

#081090PSP
Chews Landing, LLC
Zoned: OR

Preliminary Major Site Plan
Block: 9708, Lots 2 and 3
Day Care Center/Office

Appearing before the Board is Ms. Angel Kuchta, Esq. attorney for the Applicant. Also present and sworn in are the Applicants experts including Barry Bannett, AIA, James Clancy, PE, PLS, PP, David Cohen, a principal, and James Vena, PE, Traffic Engineer.

Ms. Kuchta provided an introduction of the project. She explained the project has been revised to eliminate the daycare center use, free-standing sign, and amendments to the drainage basin. She indicated the revisions were made to the plans to remove the variances.

Mr. Cohen provided a brief description of the project including the proposed traditional professional office uses as well as trash disposal and pick-up.

Mr. McKenna requested and the Applicant agreed to review of amendments to the by-laws regarding the proposed trash disposal plan and elimination of outside containers.

Mr. Clancy was qualified by the Board as an expert and provided a more thorough explanation of the proposed civil design and agreed to comply with the comments contained within both the Board Engineer's and Board Planner's reports with clarifications.

Mr. Vena was qualified by the Board as an expert and provided a description of the proposed traffic, types of vehicles, and circulation.

Mr. McKenna also inquired on the proposed concrete pad for the trash enclosure and the need, if any, for a concrete apron. Mr. Clancy stated a suitable subbase and appropriate asphalt would be provided that would accommodate a typical trash vehicle.

Mr. Custodio inquired and a discussion followed on studies and concerns with the level of traffic at the intersection of Chews Landing Road and Kennedy Boulevard.

Mr. Bannett was qualified by the Board as an expert and indicated the Applicant would like to install the trash enclosure as soon as possible. Mr. McKenna stated the Board could approve a minor site plan for the drive isle extension, trash enclosure, and landscaping and separately preliminary approval for the entire development. This would be smart planning and reduce concerns from adjacent property owners on outside trash containers.

With nothing further from the Board, Chairman Palmer opened this application to the public.

Sandra Brooks: Concerned with the location of the proposed trash enclosure and discussed the original approval, which did not include a dumpster.

Mr. Mc Kenna provided a complete explanation of the original approval with this proposal attempting to resolve the trash issue.

Mr. Custodio indicated his concerns with the testimony regarding existing conditions of trash onsite with a lengthy discussion following on the trash enclosure location and time of pick-up.

Sandra Brooks (continued): She also discussed the proposed fencing around the basin.

Mr. Clancy indicated the basin is only three feet deep not requiring a fence. However, Ms. Commins confirmed the site plan does, in fact, provide a fence for the basin perimeter.

Mr. Vizoco is concerned and the Applicant addressed the significant distance tenants would have to dispose of trash.

With no one from the public wishing to speak on the application, the public portion was closed.

Ms. Kuchta, Esq. provided a closing summary of the application.

Mr. Custodio made a motion to approve a minor site plan for the drive isle extension, trash enclose, and landscaping and, seconded by Mr. Lawrence.

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Mrs. Musser made a motion to approve the preliminary major site plan and, seconded by Mr. Vizoco.

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Meeting adjourned.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary